011.A	0004	0026.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	805,300	/	805,300
USE VALUE:	805,300	/	805,300
ASSESSED:	805,300	/	805,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	TIETJE FRANCIS & MARGARET
Owner 2:	
Owner 3:	
Street 1:	26 LOMBARD ROAD UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAKER STEPHEN P -
Owner 2:	DOMBECK SHARON -
Street 1:	26 LOMBARD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Vinyl Exterior and 2078 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	802,400	2,900		805,300
Total Card	0.000	802,400	2,900		805,300
Total Parcel	0.000	802,400	2,900		805,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.54 | /Parcel: 387.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315117
GIS Ref:
GIS Ref:
Insp Date: 07/26/18

!15994!

PREVIOUS ASSESSMENT

Parcel ID: 011.A-0004-0026.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	802,400	2900	.		805,300		Year end	12/23/2021
2021	102	FV	778,700	2900	.		781,600		Year End Roll	12/10/2020
2020	102	FV	766,900	2900	.		769,800	769,800	Year End Roll	12/18/2019
2019	102	FV	678,000	2900	.		680,900	680,900	Year End Roll	1/3/2019
2018	102	FV	599,100	2900	.		602,000	602,000	Year End Roll	12/20/2017
2017	102	FV	545,800	2900	.		548,700	548,700	Year End Roll	1/3/2017
2016	102	FV	615,900	2900	.		618,800	618,800	Year End	1/4/2016
2015	102	FV	560,000	2900	.		562,900	562,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:44:23

LAST REV

Date	Time
07/26/18	09:11:34
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER STEPHEN P	62291-258		7/22/2013		560,000	No	No		

USER DEFINED

Prior Id # 1:	8878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2017	1130	Redo Kit	19,560	C				
9/10/2015	1321	Alterati	7,800					
2/26/2014	134	Heat App	16,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
3/13/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7260																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.15529346
Const Adj.:	0.99989998
Adj $ / SQ:	352.329
Other Features:	82500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	985715
Depreciation:	183343
Depreciated Total:	802372

COMMENTS

GLA=2078.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	426.32
Special Features:	0	Val/Su Net:	386.14
Final Total:	802400	Val/Su SzAd	386.14

SKETCH

UnSketched SubAreas:
GLA: 2078,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,078	352.330	732,140

Net Sketched Area: 2,078 | Total: 732,140

Size Ad 2078 | Gross Area 2078 | FinArea 2078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.A-0004-0026.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x8	A	AV	1911	30.63	T	40	102			2,900			2,900

More: N | Total Yard Items: 2,900 | Total Special Featues: | Total: 2,900

IMAGE

AssessPro Patriot Properties, Inc